

026.A

Map

0002

Block

00061.1

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 515,800 /

USE VALUE: 515,800 /

ASSESSed: 515,800 /

Total Card /

Total Parcel

515,800

515,800

515,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		CLEVELAND ST, ARLINGTON

OWNERSHIP

Owner 1:	FRIEDLER TAMARA
Owner 2:	
Owner 3:	
Street 1:	61 CLEVELAND ST UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	WRIGHT SARAH H -
Owner 2:	-
Street 1:	61 CLEVELAND ST UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Wood Shingle Exterior and 1183 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7807												G8	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	512,300	3,500		515,800
Total Card	0.000	512,300	3,500		515,800
Total Parcel	0.000	512,300	3,500		515,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	436.01	/Parcel:	436.01

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	512,300	3500	.		515,800		Year end	12/23/2021
2021	102	FV	497,200	3500	.		500,700		Year End Roll	12/10/2020
2020	102	FV	489,700	3500	.		493,200	493,200	Year End Roll	12/18/2019
2019	102	FV	505,200	3500	.		508,700	508,700	Year End Roll	1/3/2019
2018	102	FV	445,900	3500	.		449,400	449,400	Year End Roll	12/20/2017
2017	102	FV	405,500	3500	.		409,000	409,000	Year End Roll	1/3/2017
2016	102	FV	405,500	3500	.		409,000	409,000	Year End	1/4/2016
2015	102	FV	368,000	3500	.		371,500	371,500	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WRIGHT SARAH H,	70310-160		11/30/2017		575,000	No	No		
ETKIND MICHAEL,	56246-123		1/7/2011		362,300	No	No		
HALSTEAD KEVIN	47911-582		8/1/2006		390,000	No	No		
HALSTEAD KEVIN,	47005-140		2/23/2006		100	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/30/2013	1446	Manual	62,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	Measured	DGM	D Mann
2/27/2018	SQ Returned	MM	Mary M
7/14/2017	Inspected	PH	Patrick H
1/16/2014	Info Fm Prmt	EMK	Ellen K
3/29/2007	External Ins	BR	B Rossignol

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